

PLANNING DEPT. PCTS 2 & 4 CERTIFICATE OF PLAT & UTILITY STATUS	
APPLICANT	APPLICATION NO.
1. Daniel A. Luna	4-14811
2. Jesus Casarez	4-14646
3. Jose Ivan Garcia	4-14495
4. Martin J. Garcia	4-14473
COMM. COURT: September 15, 2015	



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14811

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Daniel A. Luna

Address: 4303 Beth Dr  
Edinburg Tx.

Phone: (956) 463-7432

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
_____	_____	<u>[Signature]</u>
Inspection/Permit No:	_____	_____
Date Approved:	<u>1 / 1</u>	<u>8/24/15</u>

Water Supplier: WAWS

Utility Provider:  M.V.E.C.  AEP

Account/ESI No.: NA  
 Temporary Pole  Permanent Service

regarding the land described as:

Lot 10 Kaylen Heights Phase 2

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 1/5/16);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14811

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Daniel A. Luna

Address: 4303 Beth Dr

Edinburg Tx

Phone: (956) 463-7432

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Lot 10 Kaylen Heights Phase 2

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

8-24-15  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

9/9/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-14811  
Sep. 4, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

K0860-02-000-0010-00

[ 1 ] OWNER: LUNA, DANIEL ARMANDO  
NO 9  
RR 2 BOX 805  
SAN JUAN, TX 78589-9802  
Telephone No. 270-0827

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
KAYLEN HEIGHTS #2 LOT 10

LOCATION: 0 C.CHAVEZ & ALBERTA

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: INSTA

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: OTHE

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
25- RESIDENTIAL NEW SINGLE DWELLING

[ 10 ] EST. COST OF CONST.: \$95,000

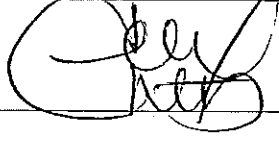
[ 5 ] SIZE OF STRUCTURE: 1,252 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO


[ 6 ] USE OF BUILDING: RESD. ZONE-B

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:45' SIDES:7'  
MINIMUM ELEV. 18" ABOVE NATURAL GROUND

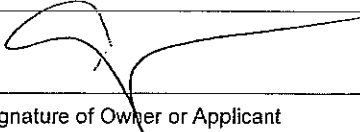
FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by \_\_\_\_\_ Date 9/4/15

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

  
Approved by \_\_\_\_\_ Date 8/21/15

Light [ ] Water [X]  
Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_  
Community No.: 0425C  
Certification of Elevation  
Required:  YES  NO  BFE

  
Signature of Owner or Applicant \_\_\_\_\_ Date 9/4/15

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: March 2, 1999

Grantor: BOB A. GASTON and TILLMIN WELCH

**753592**

Grantor's Mailing Address (including county):

3105 S. BUS. 281  
EDINBURG, TEXAS 78539  
HIDALGO County, TEXAS

Grantee: DANIEL ARMANDO LUNA  
First Grantee's Social Security Number: 462-37-1856  
Grantee's Home Phone Number: 956-787-7811  
Grantee's Work Phone Number:  
Grantee's Mailing Address (including county):

RT 2 BOX 805 #9  
SAN JUAN, TEXAS 78589  
HIDALGO County, TEXAS

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Twelve Thousand Nine Hundred Thirty-one and 15/100 Dollars (\$12,931.15), and is executed by Grantee, payable to the order of Grantor (the "Purchase Note"). The Purchase Note is secured by a vendor's lien retained in this deed and by a deed of trust of even date: to DENNIS HENDRIX, Trustee.

Property (including any improvements):

Lot(s) 10, Kaylen Heights Subdivision No. 2, Hidalgo County, Texas, according to the map recorded in Volume 30, Page 166, Map Records in the office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Visible and apparent easements on or across the subject property;
2. Rights of parties in possession;
3. Easements, rights-of-way, and prescriptive rights, whether of record or not;
4. All recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property;
5. Rights of adjoining owners in any walls and fences situated on a common boundary;
6. Any discrepancies, conflicts, or shortages an area or boundary lines;
7. Any encroachments or overlapping of improvements;
8. All rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any Water Improvement District, Irrigation District, or other applicable governmental district, agency, or authority;
9. Taxes for the current year and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership;
10. The prior reservation or conveyance of all oil, gas, and other minerals previously reserved or conveyed by any parties having the right to do so.

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's successors and assigns, all oil, gas, and other minerals in, on, or under, or that may be produced from the Property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said Property for oil, gas, and/or other minerals and removing the same therefrom.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty, when the claim is by, through, or under Grantor, but not otherwise.

By the acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (1) the physical condition of the property or any element thereof, including, without

...warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until the Purchase Note is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

*Bob A. Gaston*  
BOB A. GASTON

*Tillmin Welch*  
TILLMIN WELCH

(Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the 4 day of March, 1999, by BOB A. GASTON.



*Imelda Zavala*  
Notary Public, State of TEXAS

(Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on the 4 day of March, 1999, by TILLMIN WELCH.



*Imelda Zavala*  
Notary Public, State of TEXAS

AFTER RECORDING RETURN TO:

SALESPERSON: BOB A. GASTON

BOB A. GASTON and TILLMIN WELCH  
3105 S. BUS. 281  
EDINBURG, TEXAS 78539

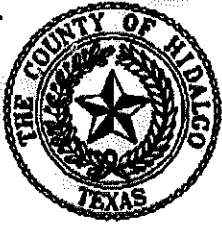
Filed for Record in:  
Hidalgo County, Texas  
by Juan D. Salinas III  
County Clerk

On: Mar 04, 1999 at 09:04A

As a  
Recording

Document Number: 753592  
Total Fees : 11.00

Receipt Number - 203284  
By,  
MaryLou Cantu



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
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Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14646

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jesus Casarez

Address: 4911 Dana Drive  
Edinburg Tx.  
78542

Phone: 956-249-9379

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	_____
Inspection/Permit No:	Authorized Signature	Authorized Signature
Date Approved:	_____ / _____ / _____	_____ / _____ / _____

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.  AEP

Account/ESI No. N/A  
 Temporary Pole  Permanent Service

regarding the land described as: La Quietud Lot #22

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court; water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/14/04):

(verified by [Signature]):

(verified by [Signature] 9/9/18):

(verified by [Signature] 9/9/15):

(verified by [Signature]):

\_\_\_\_\_  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT

Rev. 06-03-15

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956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14646

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Jesus Casarez  
Address: 4911 Dana Drive  
Edinburg TX 78542  
Phone: 956-249-9379

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

La Quietud Lot #22

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

8/15/15  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

9/9/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:  
4-14646  
Jul. 16, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

L7180-00-000-0022-00

[ 1 ] OWNER: CASAREZ, JESUS  
4911 DANA DRIVE  
EDINBURG, TX 78542  
Telephone No. 249-9379

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
LA QUIETUD LOT 22

[ 2 ] CONTRACTOR: SELF

LOCATION: 0 2812 & DOOLITTLE

[ 3 ] WATER SYSTEM: N AL

[ 8 ] SEWAGE: PUBLI

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
01- RESIDENTIAL NEW SINGLE DWELLING

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 5 ] SIZE OF STRUCTURE: 2,561 Sq. Ft.

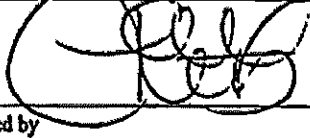
[ 10 ] EST. COST OF CONST.: \$40,000

[ 6 ] USE OF BUILDING: RESD. ZONE-X

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  NO

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:30' SIDES:8'  
MINIMUM ELEV: 18" ABOVE THE STREET

FOR COUNTY USE ONLY  
APPLICATION FEES

  
Prepared by

7/16/15  
Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

R. Rios  
Approved by


7/16/15  
Date

Light [X] Water [X]

Flood Zone: NO  
Panel No. /Suffic: 480334 Pct: 4

Community No.: 032510

Certification of Elevation  
Required: YES  NO  BFE

  
Signature of Owner or Applicant

7/16/15  
Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**CHARGE TO VLTC  
GF #139310 (COJ)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED**

**Date:** July 7, 2014

**Grantor:** JUAN JESUS PEREZ and wife, NIDIA N. PEREZ

**Grantor's Mailing Address (including county):**

3633 Pasco Del Rey  
Edinburg, Texas 78542  
Hidalgo County

**Grantee:** JESUS REYNALDO CASAREZ, a single man

**Grantee's Mailing Address (including county):**

4911 Dana Dr.  
Edinburg, Texas 78542  
Hidalgo County

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration

**Property (including any improvements):**

All of Lot 22, LA QUIETUD SUBDIVISION, an Addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 45, Page 41, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

**Reservations From and Exceptions to Conveyance and Warranty:**

**SUBJECT TO THE FOLLOWING:**

Restrictive Covenants dated August 5, 2005, filed August 10, 2005 under Document Number 1507091 and dated August 31, 2005 filed August 31, 2005 under Document Number 1515689 both in the Official Records and Volume 45, Page 41, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Statutory easements, rules, regulations and rights in favor of Santa Cruz Irrigations District No.15.

Minimum floor elevations, setback lines, utility easements and restrictions as shown on the map of La Quietud Subdivision, recorded Volume 45, Page 41, Map Records of Hidalgo County, Texas.

Right of way easement in favor of the State of Texas as shown by instrument recorded in Volume 1237, Page 508, Deed Records of Hidalgo County, Texas.

Right of way easement in favor of North Alamo Water Supply Corporation as shown by instrument recorded in Volume 1411, Page 421, Deed Records of Hidalgo County, Texas.

Mineral and/or royalty reservations as set forth in Deed dated January 1, 1953, recorded in Volume 786, Page 153, Deed Records and Deed dated April 2, 2003, filed April 17, 2003 under Document Number 1189661, Official Records of Hidalgo County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records; dated September 15, 1996, filed October 16, 1996 under Document Number 556915, dated May 17, 1993, filed July 22, 1993 under Document Number 3343314, dated June 15, 1994, filed June 19, 1995 under Document Number 458573 and dated March 13, 1997, filed July 18, 1997 under Document Number 611617 and amendment dated March 13, 1997, filed July 18, 1997 under Document Number 611618, all in the Official Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

Taxes for 2014 and subsequent years which Grantee assumes and agrees to pay.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.



# PLANNING DEPARTMENT

Rev. 02-19-10

## County of Hidalgo

Main Office  
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956-205-7045  
956-205-7049

Precinct 1 2 3 4

**T.J. Arredondo**  
Director of Planning

Application No: 4-14495

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Jose Ivan Garcia

Address: 3109 Trailblazer Ave.  
Edinburg TX 78541

Phone: (956) 263-0934

Approved by Environmental Health:	Temporary Service	Final Service
_____	_____	<u>OSTRICH</u>
Inspection/Permit No: _____	Authorized Signature _____	Authorized Signature _____
Date Approved: _____	<u>1 1</u>	<u>8 12 8 1 15</u>

Water Supplier: Sharyland WSC

Utility Provider:  M.V.E.C.       AEP

Account/ESI No.: 298551-001  
 Temporary Pole       Permanent Service

regarding the land described as: La Puerta #1 lot # 77

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- No individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 8/10/15);

(verified by [Signature]);

(verified by [Signature] 9/9/15);

(verified by [Signature] 9/9/15);

(verified by [Signature]);

[Signature]  
Planning Department Authorized Signature

\_\_\_\_\_  
Hidalgo County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Hidalgo County Clerk

\_\_\_\_\_  
Date



# PLANNING DEPARTMENT County of Hidalgo

Rev. 02-19-10

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

T.J. Arredondo  
Director of Planning

Precinct 1 2 3 4

Application No: 4-144915

## REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

### PARTY MAKING REQUEST:

Name: Jose Ivan Garcia

Address: 3109 Trailblazer Ave.

Edinburg TX 78541

Phone: (956) 263-0934

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Lot 77, La Puerta Subdivision Ph I

### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

8/28/15  
Date

### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

9/9/15  
Date

[Signature]  
County Official

# Chapter 232 Texas LGC Application

APPLICATION NO:  
4-14495  
May. 28, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT  
1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

L1770-01-000-0077-00

[ 1] OWNER: GARCIA JOSE IVAN  
  
711 AGATE ST. APT. 1  
EDINBURG, TX 78541  
Telephone No. 263-0934

[ 7] LEGAL DESC./NAME OF SUBDIVISION  
LA PUERTA SUBDIVISION PH1 LOT77

[ 2] CONTRACTOR: SELF

LOCATION: 0 MILE 17 1/2 & WARE RD

[ 3] WATER SYSTEM: SHAR

[ 8] SEWAGE: PUBLI

[ 4] PURPOSE OF APPLICATION: NEW RESIDENCE  
01- RESIDENTIAL NEW SINGLE DWELLING

[ 9] CONSTRUCTION TYPE: OTHE

[ 5] SIZE OF STRUCTURE: 3,262 Sq. Ft.

[10] EST. COST OF CONST.: \$165,000

[ 6] USE OF BUILDING: RES. ZONE-X

[11] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

### Special Conditions: No construction allowed over any easements.

MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' REAR:18' SIDES:6'  
MIN. ELEV. 18" ABOVE TOP OF STREET

### FOR COUNTY USE ONLY APPLICATION FEES

Julio Ruiz 5/28/15  
Prepared by Date

OTHER \_\_\_\_\_  
TOTAL AMOUNT . . . . . \$30.00

Rodolfo Rios 5/27/15  
Approved by Date

Light [X] Water [X]

Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix: \_\_\_\_\_

Community No.: 0325-10

Certification of Elevation  
Required:  YES  NO  BFE

[Signature] 5/28/15  
Signature of Owner or Applicant Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

### [ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**

Date: July 31, 2013

Grantor: INTER NATIONAL BANK

Grantor's Mailing Address (including county): 1801 S. 2<sup>nd</sup> Street/P. O. Box 1700  
McAllen, Texas 78503  
Hidalgo County, Texas

Grantee: Jose Ivan Garcia

Grantee's Mailing Address (including county): P.O. Box 193  
Roma, Texas 78584  
Starr County, Texas

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Hometown Mortgage Co., Inc. in the principal amount of SIXTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100THS DOLLARS (\$16,650.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Hometown Mortgage Co., Inc. and by a first-lien deed of trust of even date from Grantee to Ruth W. Garner, Trustee.

Property (including any improvements):

Lot Seventy-seven (77), LA PUERTA SUBDIVISION PHASE I, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 51, Pages 62-67, Map Records, Hidalgo County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in CLERK'S FILE NO. 1656038, OFFICIAL RECORDS AND VOLUME 51, PAGES 62-67, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Mineral and/or royalty grant and/or reservation in instrument(s) dated September 1, 1944, recorded in Volume 18, Page 133, Miscellaneous Records, Volume 208, Page 230, Oil and Gas Records, dated September 2, 1938, recorded in Volume 449, Page 18, dated April 1, 1939, recorded in Volume 456, Page 298 and dated November 1, 1979, recorded in Volume 1652, Page 300, Deed Records, Hidalgo County, Texas, and subsequent transfers thereof.

All the oil, gas and other minerals, in, under or that may be produced from the land are excepted herefrom in instrument(s) dated November 13, 1945, recorded in Volume 567, Page 245, Deed

Records, dated July 3, 1984, recorded in Volume 2006, Page 448 and dated November 22, 1996, recorded on November 25, 1996 under Clerk's File No. 564395, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Oil, Gas, and Mineral Lease dated March 22, 1976, recorded in Volume 358, Page 198, dated March 15, 1977, recorded in Volume 366, Page 283, dated November 3, 1977, recorded in Volume 371, Page 705, dated March 31, 1981, recorded in Volume 401, Page 222, dated March 31, 1981, recorded in Volume 403, Page 591 and dated March 31, 1981, recorded in Volume 404, Page 342, Oil and Gas Records, Hidalgo County, Texas, and subsequent transfers thereof.

Easement and Right of Way dated July 15, 1982, recorded in Volume 1792, Page 240, Deed Records, and dated July 10, 2009, recorded under Clerk's File No. 2016222, Official Records, Hidalgo County, Texas.

Water Service Agreement dated March 21, 2006, recorded under Clerk's File No. 1594175, Official Records, Hidalgo County, Texas, and subsequent transfers thereof.

Lien and other rights, if any, in favor of LA PUERTA HOMEOWNERS ASSOCIATION, A TEXAS NON-PROFIT CORPORATION to secure payment of assessments, as set forth in instrument dated August 25, 2006, recorded under Clerk's File No. 1656038, Official Records, Hidalgo County, Texas.

Easements, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

Minimum floor elevation; twenty-five foot (25') minimum setback line along the front; six foot (6') minimum setback line along the sides; ten foot (10') minimum setback line along the rear; eighteen foot (18') garage setback, except where greater setback is required, the greater setback applies, and ten foot (10') utility easement along the rear side; as per map or plat recorded in Volume 51, Pages 61-67, Map Records, Hidalgo County, Texas.

Easements and reservations as may appear upon the recorded map and dedication of said subdivision.

Taxes for the year 2013 and subsequent years.

Grantor, for valuable consideration, the receipt of which is hereby acknowledged, and subject to the reservations from, and exceptions to conveyance and warranty contained in this instrument, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold the Property to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from, and exceptions to conveyance and warranty herein contained.





# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
956-318-2840  
956-318-2844

Precinct No.1 Substation  
1902 Joe Stephens Ave.  
Weslaco, TX 78596  
956-968-4734  
956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 4

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14473

### HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Martin J. Garcia

Address: 8401 Aliyah St

Edinburg TX

78542

Phone: (956) 667-8892

Approved by Environmental Health:	Temporary Service _____ Authorized Signature	Final Service <u>[Signature]</u> Authorized Signature <u>[Signature]</u>
Inspection/Permit No:	_____ Date Approved: <u>1/1</u>	<u>Existing Sys</u> <u>9/1/15</u>

Water Supplier: North Alamo Water Supply

Utility Provider:  M.V.E.C.  AEP

Account/ESI No.: # N/A  
 Temporary Pole  Permanent Service

regarding the land described as:

RG ESTATES PH-2 LOT-40

on \_\_\_\_\_, 20\_\_\_\_, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 7-6-15);

Rodolfo Rios  
(verified by Rodolfo Rios);

[Signature] 9-1-15  
(verified by [Signature]);

[Signature] 9-1-15  
(verified by [Signature]);

(verified by Rodolfo Rios);  
Rodolfo Rios

Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



# PLANNING DEPARTMENT

Rev. 06-03-15

## County of Hidalgo

Main Office  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542  
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956-973-7850

Precinct No.3 Substation  
2401 N. Moorefield Rd.  
Mission, TX 78572  
956-205-7045  
956-205-7049

Precinct 1 2 3 **4**

T.J. Arredondo, CFM  
Director of Planning

Application No: 4-14473

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

#### PARTY MAKING REQUEST:

Name: Martha J. Garcia

Address: 8406 Aliyah St  
Edinburg TX 78542

Phone: (956) 867 88 92

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

RG ESTATES PH-2 LOT-40

#### STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]  
Requesting Party (Signature)

9-1-15  
Date

#### ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) Permit

.....  
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

9/9/15  
Date

[Signature]  
County Official

Chapter 232 Texas LGC Application

APPLICATION NO:

4-14473

May. 22, 2015

COUNTY OF HIDALGO  
PLANNING DEPARTMENT

1304 S. 25th Ave EDINBURG TX 78539  
TEL 318-2840 FAX 318-2844

R2428-02-000-0040-00

[ 1 ] OWNER: GARCIA, MARTIN J. RAMOS  
GARCIA, BERENICE  
8401 ALIYAH ST  
EDINBURG, TX. 78542

[ 7 ] LEGAL DESC./NAME OF SUBDIVISION  
RG ESTATES PH II  
LOT# 40

Telephone No. 867-8892

LOCATION: 0 17 1/2 & VALVERDE RD

[ 2 ] CONTRACTOR: SELF

[ 8 ] SEWAGE: PUBLI

[ 3 ] WATER SYSTEM: N AL

[ 9 ] CONSTRUCTION TYPE: WOOD

[ 4 ] PURPOSE OF APPLICATION: MOVED BUILDING  
20- MOBILE HOMES

[ 10 ] EST. COST OF CONST.: \$3,000

[ 5 ] SIZE OF STRUCTURE: 360 Sq. Ft.

[ 11 ] SPECIAL FLOOD HAZARD AREA:  YES  
 NO

[ 6 ] USE OF BUILDING: RESD. ZONE-X

Special Conditions: No construction allowed over any easements.  
MUST COMPLY WITH ALL COUNTY SETBACKS & REGULATIONS  
FRONT:25' BACK:15' SIDES:6'

FOR COUNTY USE ONLY  
APPLICATION FEES

Alex Antonio

5/22/15

Prepared by

Date

OTHER

TOTAL AMOUNT . . . . . \$30.00

Light [X]

Water [X]

Flood Zone: NO 480334 Pct: 4  
Panel No. /Suffix:

Community No.: 0325-D

Certification of Elevation  
Required: YES  NO  BFE

R. Rios

5/22/15

Approved by

Date

- A. Setbacks front, side & rear shall be in any deed restrictions.
- B. No more than one single family residence per lot.
- C. Applicant shall comply with all of the plat and/or deed restrictions and requirements affecting the lot.
- D. Permit fee shall be doubled for construction commencing or structures moved in prior to obtaining a permit.
- E. Applicant/owner states that no structures exist on this tract of land. If found in violation, permit may be revoked.

X Estel Ramos

5/22/15

Signature of Owner or Applicant

Date

[ NOTICE ]

SEPARATE PERMITS ARE REQUIRED FOR SEPTIC TANKS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS. OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANYTIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

## SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: April 25, 2015

Grantor: RG ESTATES, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): 5711 N. 10<sup>th</sup> Street  
McAllen, Texas 78504  
Hidalgo County, Texas

Grantee: MARTIN J. GARCIA RAMOS AND BERENICE GARCIA

Grantee's Mailing Address (including county): 8401 Aliyah St.  
Edinburg, Texas 78542  
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of TWENTY SIX THOUSAND AND NO/100ths DOLLARS (\$26,000.00) and is executed by Grantee, payable to the order of RG ESTATES, LLC. The note is secured by a vendor's lien retained in favor of RG ESTATES, LLC, in this deed and by a deed of trust of even date from Grantee to David Crook, Trustee.

Property (including any improvements):

Lot 40, RG ESTATES, PHASE II, Hidalgo County, Texas as per the map or plat thereof on file and of record under Clerk's Document Number 2584455, Map Records, Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in Official Records, Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance

and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

By acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties, related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

RG ESTATES, LLC, a Texas Limited Liability Company

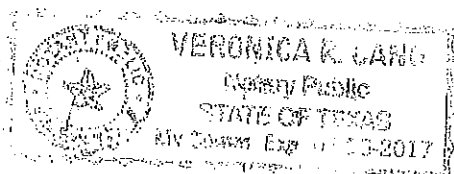
By: 

William A. Schwarz, Manager

(Acknowledgment)

State of Texas           §  
                                  §  
County of Hidalgo     §

This instrument was acknowledged before me on the 25<sup>th</sup> day of April 2015, by WILLIAM A. SCHWARZ, Manager of RG ESTATES, LLC, a Texas Limited Liability Company.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
RG ESTATES  
5711 N. 10<sup>TH</sup> Street  
McAllen, Texas 78504